039.0	0007	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	651,400 / 651,400
					USE VALUE:	651,400 / 651,400
					ASSESSED:	651,400 / 651,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19	-21	PURCELL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLY SHAWN P/TRUSTEE
Owner 2:	KELLY IRREVOCABLE TRUST
Owner 3:	
Street 1:	21 PURCELL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KELLY STEPHEN M & ERNA M -
Owner 2:	-
Street 1:	21 PURCELL ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,001 Sq. Ft. of land mainly classified as Two Family with a Ranch Building built about 1969, having primarily Vinyl Exterior and 2243 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6001.000	266,700	700	384,000	651,400
Total Card	0.138	266,700	700	384,000	651,400
Total Parcel	0.138	266,700	700	384,000	651,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 290.41 | /Parcel: 290.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 039.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	266,700	700	6,001.	384,000	651,400	651,400	Year End Roll	12/18/2019
2019	104	FV	237,900	0	6,001.	348,000	585,900	585,900	Year End Roll	1/3/2019
2018	104	FV	237,900	0	6,001.	330,000	567,900	567,900	Year End Roll	12/20/2017
2017	104	FV	237,900	0	6,001.	288,000	525,900	525,900	Year End Roll	1/3/2017
2016	104	FV	237,900	0	6,001.	246,000	483,900	483,900	Year End	1/4/2016
2015	104	FV	243,000	0	6,001.	228,000	471,000	471,000	Year End Roll	12/11/2014
2014	104	FV	243,000	0	6,001.	189,000	432,000	432,000	Year End Roll	12/16/2013
2013	104	FV	243,000	0	6,001.	180,000	423,000	423,000		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3241

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY STEPHEN M	1468-99		3/18/2015	Convenience	1	No	No		
KELLY STEPHEN M	833-182		4/27/1973	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/19/2001	932	Window/S	29,750	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
1/15/2009	Meas/Inspect	189	PATRIOT
2/18/2000	Meas/Inspect	197	PATRIOT
8/17/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6001		Sq. Ft.	Site		0	64.	1.00	3									384,018						384,000	

Total AC/HA: 0.13776 | Total SF/SM: 6001 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 384,018 | Spl Credit | Total: 384,000

User Acct

26206

GIS Ref

GIS Ref

Insp Date

11/01/18

!3241!

PRINT

Date	Time
12/10/20	18:32:47

LAST REV

Date	Time
09/09/19	10:47:44

apro

USER DEFINED

Prior Id # 1:	26206
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		30.5	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98196882
Adj $ / SQ:	125.938
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	383727
Depreciation:	117037
Depreciated Total:	266690

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

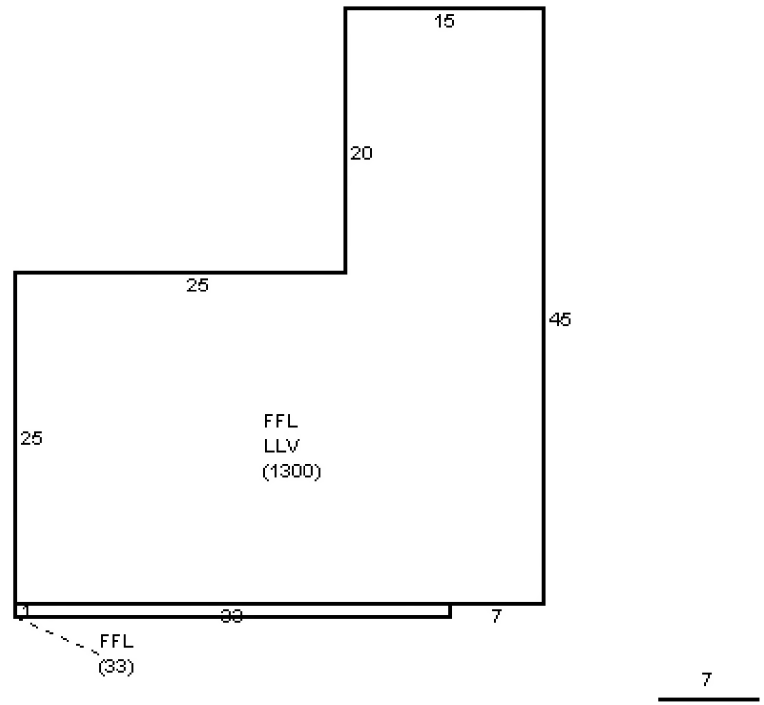
No Unit	RMS	BRS	FL
1	6	2	
1	4	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	125.94
Special Features:	0	Val/Su Net:	101.29
Final Total:	266700	Val/Su SzAd	200.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,333	125.940	167,875
LLV	Lower Level	1,300	86.420	112,352
Net Sketched Area:		2,633	Total:	280,227
Size Ad	1333	Gross Are	2633	FinArea 2243

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	2003	0.00	T	12.8	104						
19	Patio	D	Y	1	12X18	A	AV	2000	3.99	T	15.2	104			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700